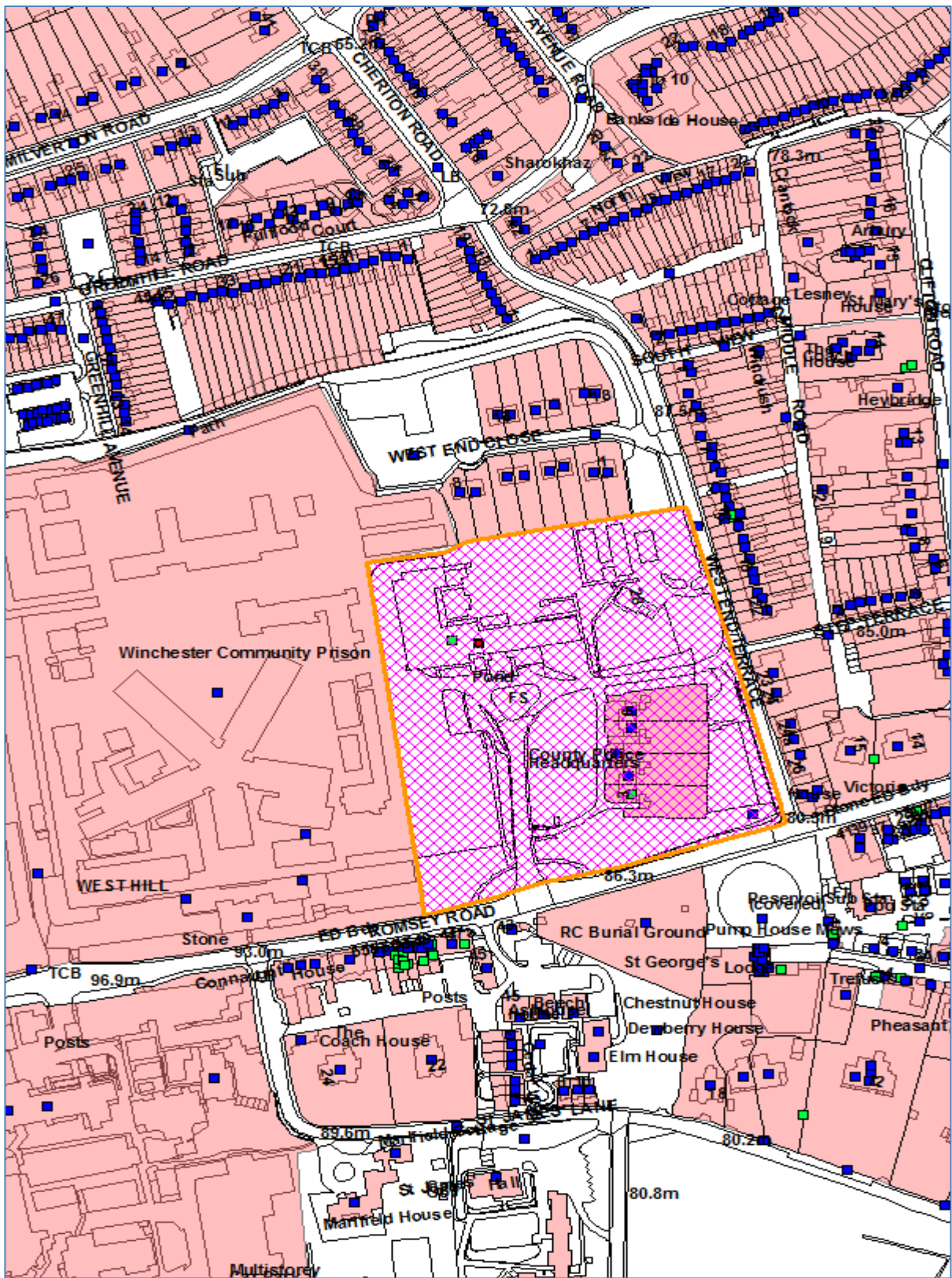


**Item No:** 1  
**Case No:** 17/03139/FUL  
**Proposal Description:** Variation of conditions 5 (tree and demolition details), 6 (tree protection measures), 8 (lighting) and 9 (landscaping) of planning permission 15/01217/FUL and variation of approved plans of planning permission 17/02196/NMA. Please see cover letter dated 12 December for full details of proposed variations. Further amended plans received 2/1/18 in respect of Block A (ground floor entrance and fourth floor to south elevation and various internal changes) and basement of Blocks D1, D2 and E (internal changes for fire regulations). The changes are highlighted red on the amended plans and are for fire regulations compliance. Further amended plans received 5 March 2018 with updated cover letter to explain changes including 6 additional dwellings (total now 244) and external alterations to blocks A, B, C, D1, D2 and E including new built form to the roof and ground floor extension to Block A.  
**Address:** Hampshire Constabulary HQ Romsey Road Winchester SO22 5DB  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Berkeley Homes Southern Limited – Lisa Parchment  
**Case Officer:** Mrs Jill Lee  
**Date Valid:** 12 December 2017  
**Recommendation:** Application Permitted



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Case No: 17/03139/FUL

## General Comments

**Application is reported to Committee due to the number of objections received contrary to the officers recommendation.**

This is an application under S73 of the Act to vary conditions 5 (tree and demolition details), 6 (tree protection measures), 8 (lighting) and 9 (landscaping) of planning permission 15/01217/FUL and variation of approved plans of planning permission 17/02196/NMA. 15/01217/FUL was approved at planning committee on 4th February 2016. 17/02196/NMA added an approved plans list to the permission granted under 15/01217/FUL was approved under delegated powers on 28th November 2017.

## Site Description

The application site comprises approximately 2.4 hectares of land last occupied by the Head Quarters of the Hampshire Constabulary. The site is in an elevated position on the north side of the Romsey road and lies to the west of the city centre.

The previous buildings on the site have now been demolished and the site is hoarded. The main access to the site is off Romsey Road and there is a secondary access off West End Terrace. There is a permissive footpath link through the site from West End Terrace to Romsey Road. All of these are inaccessible at the moment.

There is a significant change in levels with a bank containing significant mature trees running along the southern and eastern boundaries of the site. These trees are visible in long and short views. This part of the site is also within the conservation area.

To the south of the site is the Royal Hampshire County Hospital, to the west is HM Winchester Prison, to the east domestic scale dwellings on West End Terrace and to the north residential development on West End Close which backs on to the site.

## Proposal

It is proposed to amend the approved scheme through a S73 application to vary the conditions as follows:

Vary the approved drawings as detailed on application 17/02196/NMA

Vary conditions 5, 6 and 9 (Landscaping)

Vary condition 8 (Lighting)

The amendments to the approved plans propose the subdivision of some of the larger apartments to smaller apartments, to better address the market needs at this time. The changes also propose increase the size of the units in block B to accord with Winchester's minimum space standards, with the landscaping and elevations updated to suit.

The proposed changes to the private dwellings are set out in the below table:

|                 |              | Approved  | Proposed  |
|-----------------|--------------|-----------|-----------|
| <b>Block C</b>  | 1-bed        | 2         | 10        |
|                 | 2-bed        | 18        | 17        |
|                 | 3-bed        | 2         | 1         |
|                 | <b>TOTAL</b> | <b>22</b> | <b>28</b> |
|                 | Difference   | <b>+6</b> |           |
| <b>Block D1</b> | 1-bed        | 7         | 9         |

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|                   |              |            |            |
|-------------------|--------------|------------|------------|
|                   | 2-bed        | 22         | 26         |
|                   | 3-bed        | 7          | 4          |
|                   | <b>TOTAL</b> | <b>36</b>  | <b>39</b>  |
|                   | Difference   | <b>+3</b>  |            |
| <b>Block D2</b>   | Manhattan    | 0          | 3          |
|                   | 1-bed        | 5          | 16         |
|                   | 2-bed        | 13         | 23         |
|                   | 3-bed        | 16         | 3          |
|                   | <b>TOTAL</b> | <b>34</b>  | <b>45</b>  |
|                   | Difference   | <b>+11</b> |            |
| <b>Block E</b>    | 1-bed        | 5          | 6          |
|                   | 2-bed        | 9          | 13         |
|                   | 3-bed        | 3          | 1          |
|                   | <b>TOTAL</b> | <b>17</b>  | <b>20</b>  |
|                   | Difference   | <b>+3</b>  |            |
| <b>Houses</b>     | 4-bed        | 2          | 2          |
|                   | 5-bed        | 14         | 14         |
|                   | <b>TOTAL</b> | <b>16</b>  | <b>16</b>  |
|                   | Difference   | No change  |            |
| <b>TOTAL</b>      |              | <b>125</b> | <b>147</b> |
| <b>DIFFERENCE</b> |              | <b>+23</b> |            |

Because the number of market dwellings has increased from 125 to 148 (additional 23) the number of affordable houses has also needed to be increased proportionately from 83 to 97.6 although it has only been possible to provide 96 on site due to the confines of the building. The changes affecting affordable housing are set out in the table below;

#### AFFORDABLE

|                   |              | Approved   | Proposed  |
|-------------------|--------------|------------|-----------|
| Block A           | 1-bed        | 9          | 24        |
|                   | 2-bed        | 42         | 36        |
|                   | <b>TOTAL</b> | <b>51</b>  | <b>60</b> |
|                   | Difference   | +9         |           |
| Block B           | 1-bed        | 14         | 27        |
|                   | 2-bed        | 16         | 8         |
|                   | <b>TOTAL</b> | <b>30</b>  | <b>35</b> |
|                   | Difference   | +5         |           |
| Houses            | 3-bed        | 2          | 2         |
|                   | <b>TOTAL</b> | <b>2</b>   | <b>2</b>  |
|                   | Difference   | No change  |           |
| <b>TOTAL</b>      |              | <b>83</b>  | <b>97</b> |
| <b>DIFFERENCE</b> |              | <b>+14</b> |           |

A contribution will be made to address the balance of 0.6 affordable houses which it has not been possible to provide on site.

The total provision is therefore proposed as follows:

| <b>Description</b>     | <b>Proposed Number of Dwellings</b> |
|------------------------|-------------------------------------|
| Affordable Rent Flats  | 35                                  |
| Affordable Rent House  | 2                                   |
| Shared Ownership Flats | 60                                  |
| Private Flats          | 131                                 |
| Private Houses         | 16                                  |
| <b>Total</b>           | <b>244</b>                          |

There are no changes proposed to the houses already approved.

Some minor changes to the elevations are also proposed as follows;

Block A (affordable housing) – Additional 2 bedroom flat on the fourth floor which involves a small amount of additional built space on the roof which is 1m lower than the highest approved part of the building and small ground floor extension to provide a bike store. Units in Block A have been subdivided to create an additional 9 units. There are some minor amendments to the elevations to take into account fire regulations which include the inclusion of some additional ground floor windows and an additional ground floor door on the north elevation. Substitution of a window for a door on the ground floor and an additional door third floor west elevation for fire regulations.

Block B – This block has had a small increase in footprint (approximately 1m on the south side, 0.5 – 0.7m on the east side, 0.5 – 0.7m on the north side with the west remaining unchanged). This slight increase is needed to ensure that these flats are compliant with the national space standards. The mix of homes provided in this block is now 27 1 bedroom and 8 two bedroom units (previously: 14x1bed, 16 x 2bed). An additional 5 units have been created through subdivision.

Block C – window amendments and balcony rails added. An additional 5 units through subdivision.

Block D1 – Flat roof detailing and window amendment and 3 additional units through subdivision.

Block D2 – Flat roof detailing and window amendment and 11 additional units through subdivision.

Block E – Maintenance ladder added and window amendments and 3 additional units through subdivision.

Houses – no changes to the affordable or market houses are proposed.

It is also proposed to vary conditions 5, 6 and 9 which refer to Arboricultural matters and proposed landscaping scheme.

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Condition 8 lighting is to be amended only in respect of the trigger which is to be changed from details to be provided prior to construction of development to details to be provided prior to installation.

The Transport statement and refuse strategy has been amended in line with the additional units proposed.

### **Relevant Planning History**

04/02437/FUL – application to refurbish the building which was refused and dismissed at appeal because of the impacts of the highly glazed design on the south of the City.

05/00560/OUT – Redevelopment of the site to provide 294 units of accommodation, access, car parking, open space and landscaping. Permission granted now expired.

10/01532/OUT – extension of time to implement 05/00560/OUT. Permission granted now expired.

15/01217/FUL - Demolition of existing buildings and erection of 208 dwellings with associated parking, open space and landscape works. (Amended 30th October 2015). Planning permission granted at committee on 4<sup>th</sup> February 2016.

17/02196/NMA which was to add an approved plans list to the permission granted under 15/01217/FUL was approved under delegated powers on 28th November 2017.

### **Consultations**

Engineers: Drainage: No objection to the application subject to previous comments and conditions.

Engineers: Highways: No objection to the application.

The additional dwellings will have very little additional impact on the peak traffic periods. The parking appears to be at an acceptable level. No objections subject to the various conditions / agreements that were in place originally being reimposed.

WCC Refuse: No objection to the application the increased number of bins for the changed dwelling numbers in Blocks A and B is acceptable.

Head of Historic Environment: No objection to the application.

This application seeks variation of conditions 5,6, and 9 of 17/02196/NMA which relate to landscape/arboriculture, and I defer to my colleagues in landscape and trees in relation to these conditions. There is no objection to the proposed variation of condition 8 on Historic Environment grounds. The conditions appended to the previous planning permission (15/01217/FUL) should be retained.

Head of Landscape Open Space: No objection to the application. The applicant's proposal for more dwelling units increases the number of people who will theoretically be resident on site. In accordance with policy CP7, this has the effect of requiring that more open space be provided on site however where this is not feasible or possible then policy CP21 –'Infrastructure and community benefit' allows for financial contributions towards off site infrastructure provision to be made. The sum required (£33,240.98) is based on a contribution scale which uses the known costs of implementing off site open space infrastructure at completed sites elsewhere within the District. This will need to be included in the S106 agreement for the site.

Head of Strategic Planning: No objection to the application. The LPP1 development

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strategy sets the requirement for the overall housing growth in the District at 12,500 dwellings between 2011 and 2031. It focuses substantial growth in three strategic allocations (West of Waterlooville, North Whiteley and North Winchester) whilst setting targets for growth in Winchester of 4000 dwellings (including N Winchester - policy WT1). The Plan emphasises the importance of providing affordable housing and an appropriate dwelling mix (CP2, CP3). Proposals should be acceptable in terms of efficient use of land and infrastructure provision (CP14, CP21).

The NPPF promotes a presumption in favour of sustainable development, but substantial weight should be given to the Local Plan policies where the Council can show an adequate and up to date supply of housing land (NPPF paragraph 49). The Council is currently able to demonstrate a 5-year supply of housing land (including a 5% 'buffer'), and the other requirements of paragraph 47 (objectively assessed need, land supply, etc) are satisfied. The Local Plan Part 2 Inspector's Report confirms that the Council has demonstrated a 5-year supply of housing land.

NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 and LPP2 are relevant and up to date, the final bullet point of paragraph 14 does not apply. The High Quality Places SPD was adopted in 2015 and, along with the Residential Car Parking Standards SPD and the Affordable Housing SPDs (2008), are material considerations.

#### *Assessment*

The proposal lies within the settlement boundary of Winchester (DM1) and, as such, the principle of development is acceptable. The proposal appears to involve re-configuring the interior layout of some of the approved blocks to create a larger number of small units, with only minor changes to elevations rather than a new layout or design. Amendments are also proposed to some conditions. As such, only a limited number of planning policies are applicable and the main policy issues relate to the overall scale and mix of housing proposed, including the impact on affordable housing and infrastructure provision.

Policy CP2 expects at least half of units to be 2 and 3 bed dwellings and policy CP3 seeks 40% affordable housing. Policy DM2 reinforces policy CP2 and expects all dwellings to be at least 39sq m internal floor area, with all affordable units meeting the 'nationally described space standards' in full and Building Regulations Part M4 Category 2 where practical and viable. The revised proposal continues to include a high proportion of 2 and 3 bed units, so satisfies the requirements of policy CP2. It is not apparent from the covering letter what the size of the units are and this should be checked against the requirements of DM2.

It is noted that the covering letter suggests that the 40% affordable housing requirement would be maintained by providing a mix of additional on-site affordable units (8) and financial contributions (4), which would in principle satisfy policy CP3. However, the normal requirement is for 'whole' affordable dwellings to be provided on-site and for 'part' requirements to be by a financial contribution. There would need to be justification as to why 4 'whole' units are being offered through a contribution rather than on-site. The New Homes Team will no doubt comment in more detail on this issue and on the tenure, dwellings size, etc of the affordable units proposed.

While the external changes appear limited, there is an overall increase in the number of dwellings proposed of about 30 dwellings. This is supported in terms of making efficient use of the land (CP14), but the implications for open space, parking and infrastructure will need to be considered (CP21).

Other consultees will comment on the changes proposed in terms of landscaping, design, etc (CP13, DM16-DM17).

### *Conclusion*

The site lies within the defined settlement boundary of Winchester (policy DM1). The Council can demonstrate an adequate supply of housing land and NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 and LPP2 are relevant and up to date, the final bullet point of paragraph 14 does not apply.

An increase in the number of units achieved is acceptable in terms of the efficient use of land, but any implications for infrastructure (parking, open space, etc) need to be considered (CP21). The dwelling mix proposed remains acceptable, although the size of units will need checking in terms of the requirements of policy DM2. The increased provision of affordable housing appears to satisfy policy CP3 but the New Homes Team will comment on the details, including whether there is any justification for providing 4 units by a financial contribution, rather than on-site.\* Other consultees will comment on the implications for landscaping, design, etc (policies CP13, DM16-DM17).

\* It should be noted that the affordable housing provision has been amended and 39.8% affordable housing is now being provided on site with an offsite contribution to cover the 0.6 of a dwelling which it is not possible to provide on site.

Head of Landscape: No objection to the application. The planting plans are being revised to increase the size of the trees to be planted. The three replacement Beech trees are to be provided at extra heavy standard and this will also apply to all other proposed trees over the site. The proposed landscaping amendments are therefore acceptable.

Strategic Housing: No objection to the application.

As stated previously the New Homes Team can support this overall affordable housing provision including the financial provision of a fraction of a unit as 97.6 affordable homes amounts to a 40% provision.

### *Tenure of the Affordable Homes*

The tenure split does not match the permitted affordable housing split which is 38% rented and 61% Intermediate (shared ownership) accommodation. This does not meet the 70% Rented and 30% Intermediate affordable split that is currently sought, but does match the tenure mix which was previously approved by the Planning Committee.

### *Property Sizes*

The sizes of the affordable homes under the previous planning application which was granted permission met the sizes required by the adopted Affordable Housing Supplementary Planning Document. Since that time the Nationally Described Space Standards have been introduced and Local Plan Policy DM2 has been introduced. The size of the affordable rented flats has been amended so that they meet the Gross Internal Area in the Nationally Described Space Standards as required by the Winchester Local Plan policy DM2. The 1 bed rented flats are designed to accommodate 2 people and the



amended proposal is that all are 50m<sup>2</sup> and above. The 2 bed rented flats are designed to accommodate 3 people as they were in the approved planning application and the amended proposal is that all are 61m<sup>2</sup> and above as required by the NDSS. Although both the rented and shared ownership flats are considered to be affordable homes, it is the rented homes that will be filled to their full capacity (in this case 2 people and 3 people) and which have been amended in size.

*Conclusion:*

Based upon this new proposal the New Homes Team can support the proposal as the applicant is proposing a provision of 40% affordable housing; the size of the rented affordable homes has been increased and the tenure mix for the affordable housing matches that of the permitted scheme.

Hampshire County Council Flood Water Management: No objection to the application. The proposals do not appear to alter the external footprint of the development, nor the management of surface water. Therefore we have no further comments to make on this application.

Southern Water: No objection to the application.

Crime Prevention Design Advisor: The proposal increases the number of dwellings from 208 to 238, however, the number of parking spaces is to remain at 279 of which 20 are for visitors. It is acknowledged that the number of parking spaces provided falls below the requirements of the council's parking policy. Parking is an issue and if sufficient parking is not provided vehicles will be parked where space can be found both within the development and further afield. Vehicles parked in such places are often more vulnerable to crime and may cause an obstruction of the public highway. To reduce the opportunities for crime each apartment should be allocated at least one parking space within the development.

**Representations:**

City of Winchester Trust: Comment only: This proposal seems to involve a substantial increase in the proportion of single bedroom units on this development. The Trust shares the objectors' concerns about parking provision and increased vehicle movements. Presumably the City Council will want to satisfy themselves about the changing market requirements which necessitate such an increase in single bedroom units - are these likely to become student accommodation? It is not obvious why the Arboricultural proposals should need to be varied from those for which planning permission was originally granted after extensive consideration. The covering letter offers no explanation. If the Arboricultural officers are satisfied that this variation is warranted then the Trust has no objection.

Councillor Martin Tod: objects to the application for the following reasons; I am very concerned about planning application 17/03139/FUL at the Police Headquarters Site. As separately requested by my colleagues, there is a serious risk that this will put more pressure on parking in the nearby area - and there should be a condition that the parking arrangements for Step Terrace and West End Terrace are strengthened in order to address this.

No adequate justification has been put forward for requesting an off-site, rather than an on-site, contribution towards social housing. While there is such strong pressure on land in the Winchester area, it's essential that major developments such as this one deliver their fair share of affordable housing on site.

Finally, the proposed extra housing will put even more pressure on the poor walking provision into town from this site. While this is not grounds to reject, it's a clear illustration of the council's failure to take sustainable travel seriously that - once again there was no contribution requested for a crossing or any other intervention needed to bring walking provision in response to the previous application to an adequate level - in direct contradiction of policy WIN1 sections iv, v and vi. The increased number of houses provides an excellent opportunity to address this failure - and to start taking the relevant WIN1 policies seriously - and the opportunity should be taken.

It's possible that all the parking and infrastructure concerns can be met via further conditions and financial contributions. The request for off-site housing, however, requires refusal of the requested change to conditions - and on that basis I oppose the application.

Councillor Liz Hutchison: Concerns in respect of the application as follows;

I have seen the revised proposals for the former Police HQ site on Romsey Road and hope that a number of concerns can be resolved before the application is considered by the Planning committee. In particular I would like to raise the following:

1. Car parking in the wider neighbourhoods is a problem that has been raised by a number of local residents and it will be important to ensure that as far as possible the current situation is not made worse. This could be addressed by a) double yellow lines in Step Terrace, between West End Terrace and Middle Road, b) extending the times, in the evenings after 6.00pm and at weekends, Sunday in particular, that parking is reserved for residents with permits only on West end Terrace and Step Terrace, c) consideration of including all the adjacent streets in the Residents' Parking Zone. I will raise these issues with Neville Crisp but hope that you can as well.

2. Provision of affordable homes. I notice that it is being suggested that provision will be made for 8 affordable homes on site with contributions for a further 4 off site. It is not clear what the rationale for this is and it is unsatisfactory; the full provision for affordable homes should be made on site, as suggested by Strategic Planning.

In the meantime considerable inconvenience is being experienced by people walking to and from the hospital, university and prison by the closure of the footpath through the site. This is being exacerbated by the current delays and I wondered if there was any opportunity for access to be retained while work on site has ceased. Could this be raised with Berkeley Homes?

36 letters received objecting to the application for the following reasons:

- Increase in numbers of dwellings on the site will heighten problems such as deterioration in air quality, car parking problems and greater traffic congestion.
- The development will be very dense.
- Inadequate car parking will be an issue as not everyone will be able to use public transport.
- Inadequate amenity space provided.

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- Traffic analysis is flawed.
- Position of refuse collection point by West End Terrace and opposite Step Terrace is inappropriate.
- No safe crossing points on the Romsey Road.
- Increased overlooking to neighbours from new roof accommodation.
- Need to provide car parking for builders.
- A wider footpath should be provided to the Romsey Road.
- Object to the removal of trees.
- Possibility of increased light pollution.
- Object to Berkeley Homes buying their way out of providing affordable housing by offering a contribution rather than provision on site.
- Occupiers of the development should not be given parking passes.
- Parking restrictions in the surrounding streets should be reviewed and residents parking only restriction extended to 7 days a week.
- Residents on the western side of the site will be affected by noise from the prison.

2 letters of comment only received.

- Supportive of the increase in dwelling numbers on the site and in particular the increase in those designated as affordable.
- Question whether the expensive basement parking will soon become surplus to requirements and should be designed so it can be used for other purposes in the future.
- The development lacks any community facilities.
- Residents storage areas should be provided.
- The north west boundary of the site is grey asphalt but trees would form a much better screen.
- Not clear how many car parking spaces are being provided.
- There is nowhere in the vicinity to accommodate overspill parking.

### **Relevant Planning Policy:**

#### Winchester Local Plan Part 1 – Joint Core Strategy:

DS1 (development strategy and principles), WT1 (development strategy for Winchester), CP1 (housing provision), CP2 (housing provision and mix), CP3 (affordable housing provision on market led housing sites), CP7 (open space, sport and recreation), CP9 (retention of employment land and premises), CP10 (transport), CP11 (sustainable low and zero carbon built development), CP13 (high quality design), CP14 (the effective use of land), CP16 (biodiversity), CP20 (heritage and landscape character), CP21 (infrastructure and community benefit).

#### Winchester District Local Plan Part 2 Development Management and Site Allocations:

WIN1 - Winchester Town, WIN3 - views and roof scape, DM1 - location of new development, DM2 - dwelling sizes, DM5 - open space provision for new developments, DM14 - local distinctiveness, DM15 - site design criteria, DM16 - site development principles, DM17 - access and parking, DM25 - archaeology.

#### High Quality Places Planning Document adopted March 2015:

Requires good design, high quality materials, sympathetic and informed approach to context and impacts of new development.

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West Fulflood and Oram's Arbour Neighbourhood Design Statement adopted 2008.

Has identified that the removal of the existing building on site would improve the visual amenities of the area. This has now been done.

National Planning Policy Guidance/Statements:

The National Planning Policy Framework has a presumption in favour of sustainable development, delivering high quality homes, requiring good design, promoting sustainable transport, healthy communities and conserving and enhancing both the natural and historic environment.

## **Planning Considerations**

Principle of development

The principle of development has been established under planning permission 15/1217/FUL which granted consent for Demolition of existing buildings and erection of 208 dwellings with associated parking, open space and landscape works. (Amended 30th October 2015). This application was subject to a S106 agreement and the decision notice dated 18 May 2016 and so is capable of implementation until 18 May 2019. Because a S73 application amounts to a new planning consent it is necessary to reassess the entire application particularly where policies have changed since the original permission. In this case LPP2 policies were considered in the original assessment although the saved policies of the WDLP2006 Review are no longer valid. A new S106 agreement will be required to link this application to the original S106 which secures provision and retention of affordable housing, a public footpath and cycle way through the site and the maintenance of on site public open space and the landscaping within the public realm, the provision of an Access Refuse Strategy and its operation in perpetuity, and Implementation of a Residential Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

The development plan in this case comprises the Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1) and the Winchester District Local Plan Part 2 Development Management and Site Allocations (LPP2).

The application site is within the development boundary of Winchester where LPP1 policies DS1, CP1 and WT1 and WIN1 LPP2 set out the strategy for encouraging sustainable development within the district, making efficient use of land within existing settlements and prioritise the use of previously developed land in accessible locations. The proposed development provides residential accommodation within a sustainable location and so is considered to be in accordance with these policies.

Policy CP2 (LPP1) deals with housing mix and requires the majority of new homes to be provided in the form of 2 and 3 bedrooms. This application proposes an increase in the number of 1 and 2 bedroom units to respond to changing market conditions. Instead of the 148 2 and 3 bedroom units approved there are now 132 (16 less) and an increase in 1 bedroom units from 42 to 92. The majority of homes are still 2 and 3 bedrooms and so still accord with the requirements of this policy.

CP3 requires all new development to provide 40% affordable housing on site. The applicant is providing 97 affordable homes (97.6 would equal 40%) with a contribution to

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cover the 0.6% of a unit which cannot be provided on the site. This is considered to be acceptable and the proposed development is therefore in accordance with policy CP3.

CP7 require new developments to provide improvements to the Districts open space network through new improved provision or by improving public access for all to existing facilities. Although the population on site will be increasing under the current proposals it is not possible to provide any additional open space on site. It has been agreed that a contribution to be used for improving nearby public amenity space will be an acceptable method of dealing with the shortfall. An amount of £33,240.98 has been agreed. The proposed development is therefore considered to be acceptable in relation to this policy.

CP9 deals with the retention of employment land and premises. The previous office accommodation on the site has now been demolished and permission granted for a residential scheme on the site. There is, therefore, a strong 'fall-back' position in terms of loss of employment. In view of the history of the site, and the fact that the site is not within a central or commercial location in Winchester, the principle of redeveloping the site for housing is acceptable in policy terms. The proposed development is therefore in accordance with this policy.

CP10 deals with transport. A revised Transport Assessment has been submitted with the application to show how the increase in numbers of units is acceptable. This has been agreed with highways. The impact of the proposed development on the strategic road network is considered to be acceptable and the development is in a sustainable location minimising the need to rely on private cars. The proposed development is therefore in accordance with this policy.

CP11 deals with sustainability and the Council's stance on compliance with this policy has changed in light of recent Government advice (March 2015) and updates to its policy on housing standards and zero carbon homes. Policy CP11 remains part of the Development Plan and the Council still aspires to achieve high standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. The proposed development will achieve these lower levels sought by the Government as so the development is acceptable in this respect.

CP13 requires high quality design and new development which analyses constraints and opportunities, makes a positive contribution to the local environment, creates an individual place with a distinctive character, has a well designed public realm which is safe and accessible, includes walking and cycling routes, enhances the natural and built environment and minimises carbon emissions and promotes renewable energy. The changes to the proposed scheme are minor and do not affect the overall appearance or impacts of the proposed buildings. The design and materials are the same as approved and are considered to be in accordance with this policy.

CP14 requires efficient use of land whilst respecting the character of the area. Redevelopment of the site will make more efficient use of the land and the layout and appearance of the proposed development respects the context and will be appropriate

given the residential character of the area. The proposed development is therefore in accordance with policy CP14.

CP16 deals with biodiversity. The site has now been cleared with the previous mitigation for the peregrine falcons being undertaken. The previous surveys which are still in date identified protected species on the site including bats and peregrine falcons. Updated surveys have found no evidence of bat roosts within the buildings on site or the trees to be removed. This is considered to be acceptable and the proposed development will meet the three derogation tests in the Conservation of Habitats and Species Regulations 2010. The proposed development would provide much needed affordable housing as well as open market housing on land within the settlement boundary and this is in the public interest and therefore meets test (a). Test (b) requires there to be no satisfactory alternative. The application site is within the settlement boundary, is in a sustainable location and is under utilised land which has no special designation requiring it to remain undeveloped. The proposed development therefore meets test (b). Test (c) requires the development not to have a detrimental impact on maintaining the population of the species concerned. Mitigation has been proposed including an area of land for the translocation of slow worms. The proposed development is therefore considered to be acceptable in respect of this policy.

CP20 deals with landscape and heritage character. The proposed development has respected the main landscape features on the site including the bank, wall and trees to the south and east boundaries which will be retained and enhanced through an agreed landscaping approach. The design of the proposals is considered to be acceptable and appropriate to the context. The proposed development is considered to be in accordance with this policy.

CP21 covers infrastructure and community benefit. The site is liable for CIL contributions and a proportion of the CIL payment will contribute to the delivery of the scheme which will assist pedestrians crossing Romsey Road and therefore further encourage journeys on foot to the city centre. It is therefore considered that the proposed development would be in accordance with the requirements of this policy.

WIN3 – Views and Roof scape which requires views to be maintained and protected, it is considered that the proposed development will improved the appearance of the site in views. The proposed additional accommodation on the roof is at a lower height than the highest point of Block A and so is not considered to increase the visual impact of the built form. The proposal is therefore acceptable in that respect.

DM6 - Open Space Provision for New Developments, sets out the requirement for on site open space to be provided for new developments as per CP7 above.

DM 15 requires new development to respect local distinctiveness. The proposed changes to the scheme do not change it significantly and so it is still considered to be acceptable in this respect.

DM16 and DM17 set out site design criteria and site development principles which largely remain unchanged and are still acceptable.

DM18 deals with access and parking and the application has been supported by an undated transport assessment which has been supported by highways.

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DM25 deals with archaeology the proposed development is accompanied by an archaeological assessment and this is acceptable. The proposed development is considered to be in accordance with these emerging policies with the exception of cycle parking which is sub standard and not in accordance with adopted policy.

The principle of redeveloping the site for residential has already been established through the grant of planning permission for 208 dwellings on the site under reference 15/01217/FUL which is still capable of implementation. This current scheme is proposing subdividing some of the larger units which has increased the accommodation by 86 units overall. Some minor amendments to the elevations are also proposed as well as variation of landscaping and lighting conditions. These matters have all been assessed and found to be acceptable.

The principle of the proposed amendments to the approved residential scheme are therefore considered to be acceptable.

#### Design/layout and lighting.

The site has been designed to make the most of a sustainable site in terms of providing a higher density residential scheme but also taking into account the constraints and opportunities of the site. The site is in an elevated position and therefore care has been taken to ensure that the visual impacts of the proposed blocks were fully assessed and the 2015 application was supported by a landscape impact assessment. The layout of the scheme as originally approved was required to take in to account the need to provide a 25 foot offset from the prison boundary wall to allow for maintenance, surveillance and security. It has also been necessary to provide restricted outlook to the rear of the blocks in the vicinity of the prison boundary. There are existing residential properties to the northern and eastern boundaries of the site and the potential for adverse impacts of the built form and overlooking has been addressed. None of these matters are adversely affected by the amendments which are now proposed. There is a small increase in the footprint of Block B and there is a small amount of additional accommodation on the roof of Block A which is lower than the existing approved highest point of Block A and therefore not considered to have any additional harmful impacts on visual amenity or views.

The apartment blocks are of contemporary design and constructed in the same materials with the same detailing as previously approved. The houses are of traditional design and are proposed to be built in yellow buff brick to reduce the dominance of red brick across the site and to provide improved visual connectivity to the existing properties on West End Terrace. The roofs are to be clad in natural slate.

The apartment blocks are to be constructed in red brick with stone features and some brick detailing.

The design and layout of the scheme remains largely the same as the approved scheme with some minor amendments to the elevations to take into account fire regulations, the additional built form on the roof of Block A to accommodate an additional affordable flat and a small extension to the ground floor to accommodate a cycle store. These changes are minor and acceptable in terms of the appearance of the building and its impact and are therefore acceptable as amendments to the approved scheme.

As well as the minor changes to the design of the buildings it is also proposed to alter the lighting condition relating to the roof terrace. Condition 8 of planning permission 15/01217/FUL required details of the lighting on the roof terraces to be submitted and approved prior to commencement of development. It is now proposed to alter this to details to be submitted and approved prior to installation. This will allow work to commence on site and the details to be agreed at a later date. This is considered to be appropriate and still retains control over any lighting on the roof terrace but allows the developer to submit these details at a later date.

The proposed amendment to the lighting condition is therefore considered to be acceptable.

#### Impact on character of area and neighbouring property

The impacts of the proposal were fully assessed under reference 15/01217/FUL. It was considered that the removal of the existing buildings on the site would be a general improvement as it was an unattractive significant feature adjacent to the conservation area. The application was supported by verified view points which proved that the proposed buildings would not have adverse impacts on the area including in long views. Because the additional built form is lower than the highest approved part of Block A it is still considered that this is the case and that the proposed amendments will be acceptable and not adversely impact on the appearance of the area. Block A is in the north west corner of the site and not close to the existing residential properties the closest of which are in West End Close to the north of the site. The additional built form on the roof of Block A will not have adverse impacts on the character of the area or neighbouring properties and so is acceptable. Block A is also to be slightly extended to allow for a cycle store. This small extension is at ground floor level only and contained within the L shape of the building and so will not have any wider impacts on neighbours or visual amenity.

Block B is also being increased in size to allow the flats to achieve the required space standards. The building is to be extended by a maximum of 1m on the south elevation and between 0.5 – 0.7 on the east and north elevations there are no changes to the west. These changes are minor and will not have any impacts on neighbour or general amenity. Block B is located adjacent to the prison and on the far side of the site from any residential neighbours and so no adverse impacts are anticipated.

Other minor amendments to elevations are proposed to take into account fire safety but these are not material and do not alter the overall impacts of the scheme with no additional habitable room windows proposed where overlooking to existing neighbours could occur.

The impact of the proposed amendments on the character of the area and neighbouring property are therefore considered to be acceptable.

#### Landscape/Trees and open space.

The site layout has been designed around the requirement to retain the existing banks and mature trees to the south and eastern boundaries of the site. The site includes a number of large mature trees of high amenity value with well established evergreen and mixed understorey / hedgerows to the southern and eastern boundaries. These make a positive contribution to local distinctiveness and the setting of the conservation area. The trees are significant in wider views and it is important that they are retained and replaced when needed as part of the long term maintenance of the site.



This application seeks consent for the variation of conditions 5 (work to trees), 6 (tree protection) and 9 (landscaping plans) of permission 15/01217/FUL.

It is now proposed to remove some existing trees on site, to the left of the main vehicular entrance, which it had previously been agreed would be retained. The changes affect the entrance onto the Romsey Road only and no other part of the site other than all trees over the site are to be provided at larger size as agreed with the landscape officer.

This is a significant group of trees, however the Council's Arboricultural Officer has agreed that the loss of this group of trees would be acceptable, providing mitigation was sufficient. The revised landscape plan (fabrik 'Combined hard and soft general arrangement plans D2259\_LAN\_201 Rev E) proposes three new trees to add to the row of new trees approved for the left hand side of the entrance road. This proposal would be satisfactory, on condition that the size of the trees at planting is increased. The landscape plans have been revised to increase the size of the trees to be planted to include 3 new trees and the previously agreed 3 Beech trees which are to be planted at a larger size (18-20cm girth extra heavy standard) and all other 12-14 cm trees across the site are increased in size by one step to 14-16cm girth extra heavy standard trees.

The other landscaped areas within the site are to remain unchanged. The proposed landscaping amendments are therefore acceptable.

In respect of open space the site is relatively close to Oram's Arbor and so it was not deemed necessary to provide a recreation ground or equipped children's play facility on the site. Much of the open space on the site is around the retained trees and banks. Houses all have private gardens and apartments all have shared outdoor amenity space. Given the sustainable location of the site, the proximity to Oram's Arbor and the need to provide high density development the emphasis has been on providing quality of space on site rather than quantity and it is considered that the amended landscaping plans achieve this requirement and will provide good amenity for the future residents. There is a need to consider the additional amenity needs of the proposed increased population on the site as there is no potential to add any more amenity space due to the confines of the site.

In accordance with policy CP7 where provision of additional open space on site is not possible it is acceptable to provide a financial contribution towards off site amenity space provision / improvements. The sum required is based on a contribution scale which uses the known costs of implementing off site open space infrastructure at completed sites elsewhere within the District. The off site contribution being requested in this case is £33,240.98.

It is considered that the landscape, tree and open space impacts of the scheme are acceptable and where needed mitigation has been provided.

#### Highways/Parking.

The main vehicular access to the site is from the Romsey Road. The existing vehicular access off West End Terrace will be used by cycles and pedestrians only. This route will be physically blocked to prevent cars from using it. Within the site the majority of the car parking has been provided in underground car parks to help to keep the public realm free of parked cars.

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The car parking provision remains the same as the previously approved scheme and is provided at less than the adopted standards. Unallocated parking will be provided at 1 space per 1 bedroom unit 1.5 per 2 bedroom unit, 2 per 3 bedroom unit and 2.5 per 4 bedroom unit. Allocated parking will be provided at 1.5 spaces per 1 bedroom unit, 2 spaces per 2 and 3 bedroom units and 3 spaces for a 4 bedroom unit. Because this is a sustainable location with walking access to both the town centre and the railway station the provision of limited car parking is in line with the National Planning Policy Framework which encourages flexibility in applying car parking standards and moves away from blanket provision. The reduced level of car parking in this location is considered to be acceptable.

359 secure cycle parking spaces have been provided with an additional 12 hoops to take into account the additional dwellings on site.

The Head of Highways has assessed the application and considers that it will have little additional impact on peak traffic periods. Car and cycle parking is provided at an acceptable level given the sustainable location of the site. It is necessary to have a deed of variation to the original S106 and the conditions relating to car and cycle parking being reimposed.

#### Affordable housing.

When the original planning permission was granted 40% of the total number of dwellings was being provided as affordable in accordance with policy CP3. Due to the proposed increase in the numbers of market dwellings it has been necessary to also increase the number of affordable homes being provided. The total number of units on the site has increased to 244 and 40% of this would equal 97.6. It is proposed to provide 97 affordable units on the site with an off site contribution to cover the 0.6 of a dwelling which cannot be provided on site. This approach is acceptable and supported by the Head of New Homes Team.

The proposed tenure split of the dwellings is 38% rented and 62% Intermediate (shared ownership) accommodation which is not the normally accepted split of 70% rented and 30% intermediate. It does however tie up with what was approved under the previous application and is considered acceptable by the Head of New Homes Team. The affordable rented properties are in Block B and the shared ownership in Block A. There are also 2 no 3 bedroom affordable houses which will be available to rent.

There has been a change in policy since the previous planning permission in 2015 in that the Winchester District Local Plan Part 2 Development Management and Site Allocations 2017 (LPP2) has now been fully adopted. The sizes of the affordable homes permitted in the 2015 application would not now meet the sizes required by the adopted Affordable Housing Supplementary Planning Document. Since that time the Nationally Described Space Standards have been introduced and included in LPP2 Policy DM2.

The size of the affordable rented flats has been amended so that they meet the Gross Internal Area in the Nationally Described Space Standards (NDSS) as required by the Winchester Local Plan policy DM2. The 1 bed rented flats are designed to accommodate 2 people and the amended proposal is that all are 50m<sup>2</sup> and above. The 2 bed rented flats are designed to accommodate 3 people as they were in the approved planning application and the amended proposal is that all are 61m<sup>2</sup> and above as required by the NDSS. The result of this is that the footprint of Block B has needed to be slightly enlarged to allow for the minor increase in floor area for the rented flats. It is important that the rented flats do

meet the minimum space standards as they will be occupied to full capacity unlike the shared ownership which may be under occupied.

The application therefore provides for 39.4% affordable dwellings on site with a contribution for providing 0.6 of a dwelling off site which is considered to be acceptable and in accordance with policy CP3.

**Recommendation That provided the applicant enters into a S106 agreement Deed of Variation to secure the matters listed below which are in the original S106 for the 2015 permission and to be updated as follows:-**

- provision and retention of affordable housing,
- a public footpath and cycle way through the site
- maintenance of on site public open space and the landscaping within the public realm,
- the provision of an Access Refuse Strategy and its operation in perpetuity,
- Implementation of a Residential Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.
- An financial contribution of £33,240.98 to be spent on upgrading off site open space infrastructure on local sites.

**then planning permission be granted subject to a S106 agreement and the following conditions;**

01 The development hereby permitted shall be commenced before 18<sup>th</sup> May 2019.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings, structures, roads and hard surfaced areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 In respect of condition 2 above, the external materials shall comprise natural slate for the roofs of the terraced and linked houses. Powder coated aluminium window and door frames and timber doors shall be used for the terraces and linked houses. The uPVC window and door frames proposed for the apartment blocks shall comprise Cristallo Window System or a Powder Coated Aluminium system. No GRP shall be used for door surrounds, porches, porticos, chimneys, pillars, parapet detailing or other decorative detailing.

03 Reason: To ensure that the external appearance of the development is of a high standard adjacent to the conservation area and within a visually sensitive part of the City.

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04 Before development commences 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- i. Parapet stone detail to parapet walls, gables and parapet roof divisions which shall include junctions with brickwork, natural slate and flashing, brickwork coursing and reveals.
- ii. Rain water goods (down pipes, gutters and hoppers) which shall be powder coated aluminium.
- iii. Window frames and door frames, including junctions with brickwork, cladding and stonework and the reveals.
- iv. External doors which shall be timber.
- v. Chimney stacks including flashing and stone work detailing including reveals.
- vi. Rusticated brickwork and patterning to include the reveals and junctions with stone banding.
- vii. Balcony privacy screens
- viii. Balcony balustrades.
- ix. Balcony screens.
- x. Balcony exposed floors including the materials and colour of the understoreys.
- xi. Juliet balcony details which shall be fixed within the brick reveals.
- xii. Stonework detail around the main entrances to the apartment blocks.
- xiii. Undercroft ceilings over car parking bays including the materials and colours.
- xiv. Openings in the porches/undercrofts of the terraces and linked houses.
- xv. Pergolas and other garden frames.
- xvi. All boundary walls, fences and railings including other forms of boundary treatment including retaining walls.
- xvii. Garden gates.
- xviii. External seating, planters, litter bins, light standards and lighting bollards.
- xix. Bicycle stands and external cycle storage which will be visible from the public realm.
- xx. Bin storage visible from the public realm.
- xxi. Metre boxes/cabinets. These shall be sited so that they are not visible from the public realm.
- xxii. The positions of any gas supply pipes which are proposed to be attached to parts of the buildings which will be visible from the public realm.
- xxiii. The above shall be implemented in accordance with the approved details before each building is occupied.

04 Reason: To ensure that the external appearance of the development is of a high standard adjacent to the conservation area and within a visually sensitive part of the City.

05 All works prescribed - both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 8384-KC-XX-YTREE-TreeSurvey and Impact Assessment-Rev B and 8384-KC-XX-YTREE-Tree ProtectionPlan02Rev0 and submitted in support of this application. and submitted in support of this application.

05 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

06 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 8384-KC-XX-YTREE-Tree Survey and impact assessment –

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Rev B and 8384-KC-XX-YTREE- Tree Protection Plan 02 Rev O submitted in support of this application shall be installed prior to any demolition construction or groundwork commencing on the site and shall remain until the development is complete.

06 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

07 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

07 Reason: To ensure the satisfactory provision of foul and surface water drainage.

08 Prior to the installation of any lighting on the roof terraces details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

08 Reason: To ensure that the proposals do not result in light pollution detrimental to the visual amenities and character of the area.

09 The landscaping of the site shall be carried out in accordance with the details submitted on plan reference D2259\_LAN\_100 revision H (Fabrik Landscape masterplan) the Design and Access Statement October 2015 and the Combined Hard and Soft General Arrangement Plan ref: D2259\_LAN\_201 Revision J. The landscaping details hereby approved shall be fully implemented prior to first occupation of the dwellings hereby approved.

09 Reason: To ensure that the development presents a satisfactory appearance in the interests of the visual amenities and character of the area.

10 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work (to include an initial phase of evaluation trenching) in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the Local Planning Authority. The Written Scheme of Investigation shall include:

1. The programme and methodology of site investigation and recording
2. Provision for post investigation assessment, reporting and dissemination
3. Provision to be made for deposition of the analysis and records of the site investigation (archive)
4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

10 Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

11 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

11 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

12 A noise validation report, demonstrating compliance with the noise criteria specified in BS8233:2014 shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. The noise report shall demonstrate that:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)

Such noise protection measures implemented to achieve these objectives shall thereafter be maintained and operated in accordance with the approved scheme.

12 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

13 Prior to work commencing on the site, including demolition, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- i. Measures to be undertaken to minimise impacts on surrounding land.
- ii. Timetable and dates for stages of the development, including land restoration at the completion of construction works
- iii. Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- iv. Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen.
- v. Dust suppression, mitigation and avoidance measures.
- vi. Measures for minimising construction waste and provision for the re-use and recycling of materials.
- vii. Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- viii. A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen.
- ix. Floodlighting and security lighting. (Note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- x. Code of Construction Practice for all works and operations on the site.
- xi. Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.

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xii. Use of fences and barriers to protect adjacent land, footpaths and highways

The construction management plan shall be adhered to throughout the duration of the construction period.

13 Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

14 The development hereby permitted shall be carried out in accordance with the mitigation and compensation for protected species in part 7 of the updated Ecological Impact Assessment provided by Ethos Environmental Planning and submitted in support of this application. The agreed mitigation measures shall be retained in perpetuity.

14 Reason: To ensure that the ecological interests of the site are not damaged through the proposed development.

15 The garages, car parking spaces and secure cycle parking provision hereby approved shall not be used for any other purpose than the parking of cars and cycles and shall be retained in perpetuity.

15 Reason: To ensure the provision and retention of parking in the interests of local amenity and highway safety.

16 The development hereby approved shall be undertaken in accordance with the following approved plans.

- Site Layout – drawing S861/001 Rev C
- Block A Ground Floor Plan – drawing S861/A/01 Rev C
- Block A First Floor Plan – drawing S861/A/02 Rev C
- Block A Second Floor Plan – drawing S861/A/03 Rev C
- Block A Third Floor Plan – drawing S861/A/04 Rev C
- Block A Fourth Floor Plan – drawing S861/A/05 Rev D
- Block A Elevations Sheet 1 – drawing S861/A/06 Rev B
- Block A Elevations Sheet 2 – drawing S861/A/07 Rev C
- Block B Ground Floor and First Floor Plan – S861/B/01 Rev A
- Block B Second and Third Floor Plan – S861/B/02 Rev B
- Block B Elevations S861/B/03 Rev B
- Block C Basement Plan – drawing S861/C/01
- Block C Ground Floor Plan – drawing S861/C/02
- Block C First Floor Plan – drawing S861/C/03
- Block C Second Floor Plan – drawing S861/C/04
- Block C Third Floor Plan – drawing S861/C/05 Rev A
- Block C Elevations Sheet 1 – drawing S861/A/06 Rev A
- Block C Elevations Sheet 2 – drawing S861/A/07
- Block D1 Ground Floor Plan – drawing S861/D1/01 Rev A
- Block D1 First Floor Plan – drawing S861/D1/02 Rev B
- Block D1 Second Floor Plan – drawing S861/D1/03 Rev A
- Block D1 Third Floor Plan – drawing S861/D1/04 Rev A
- Block D1 Fourth Floor Plan – drawing S861/D1/05 Rev A
- Block D1 Fifth Floor Plan – drawing S861/D1/06 Rev A
- Block D1 Elevations Sheet 1 – drawing S861/D1/07 Rev A

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- Block D1 Elevations Sheet 2 – drawing S861/D1/08 Rev B
- Block D2 Ground Floor Plan – drawing S861/D2/01
- Block D2 First Floor Plan – drawing S861/D2/02
- Block D2 Second Floor Plan – drawing S861/D2/03
- Block D2 Third Floor Plan – drawing S861/D2/04 Rev A
- Block D2 Fourth Floor Plan – drawing S861/D2/05 Rev A
- Block D2 Fifth Floor Plan – drawing S861/D2/06 Rev A
- Block D2 Elevations Sheet 1 – drawing S861/D2/07 Rev A
- Block D2 Elevations Sheet 2 – drawing S861/D2/08 Rev A
- Block E Ground & First Floor Plans – drawing S861/E/01 Rev A
- Block E Second, Third & Fourth Floor Plans – drawing S861/E/02 Rev A
- Block E Elevations – drawing S861/E/03 Rev A
- Blocks D1, D2 & E Basement Plan – drawing S861/D1/D2/E/BP Rev B
- 8384-KC-XX-YTREE-TreeSurvey and Impact Assessment-Rev B
- 8384-KC-XX-YTREE-TreeProtectionPlan02Rev0
- D2259\_LAN\_100 REV H
- D2259\_LAN\_201 REV J

### **Informatives:**

01 Local Plan Part 1 - Joint Core Strategy: DS1 (development strategy and principles), WT1 (development strategy for Winchester), CP1 (housing provision), CP2 (housing provision and mix), CP3 (affordable housing provision on market led housing sites), CP7 (open space, sport and recreation), CP9 (retention of employment land and premises), CP10 (transport), CP11 (sustainable low and zero carbon built development), CP13 (high quality design), CP14 (the effective use of land), CP16 (biodiversity), CP20 (heritage and landscape character), CP21 (infrastructure and community benefit).

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: WIN1 - Winchester Town, WIN3 - views and roofscape, DM1 - location of new development, DM2 - dwelling sizes, DM5 - open space provision for new developments, DM14 - local distinctiveness, DM15 - site design criteria, DM16 - site development principles, DM17 - access and parking, DM25 - archaeology.

02. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

03. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

04. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time

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for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).